

Approved on 05.08.2012
Wheaton Urban District Advisory Committee (WUDAC)
March 13th, 2012 Meeting Minutes
2424 Reddie Drive, Wheaton, MD 20902

Members Present: Jeannette Feldner (Chair), Marian Fryer, William Moore, Janet Yu, Jim Onder, Linda Amendt, Devala Janardan, Henriot St. Gerard, Matt Barry, Ken Nelson.

Members Absent: None

Staff Present: Ana Lopez van Balen: Director, Mid-County Regional Center
Sidney Cooper: Marketing & Communications Manager
Joe Callaway: Clean & Safe Team Manager
Peter McGinnity: Wheaton Redevelopment Manager

Guests: Adam Fogel: Chief of Staff for Councilmember Nancy Navarro
Adam Pugnucco: Chief of Staff for Councilmember Hans Riemer
Sgt. Currie, 4th District CBD, Aaron Kraut, Gazette reporter

Call to order: Chair, Jeannette Feldner, 5:03pm

Motions Minutes approved with corrections

Police Report

Sgt. Currie reported that there were no new robberies at Capitol One Bank and that the previous robbery is still under investigation. There were 5-6 robberies reported in the Urban District with one on February 6th occurring at the mall. The robber at the mall was arrested. Sgt. Currie's also reported that there were 2 aggravated assaults, 4 burglaries (1 arrest), and 4 auto thefts. Overall, the totals for the month were low according to Sgt. Currie.

Report from Councilmember Nancy Navarro's office

Adam Fogel reported on the Council's Planning, Housing and Economic Development (PHED) committee meeting regarding Wheaton Redevelopment. He reported that the PHED committee looked at both the County Executive's and Council Staff's proposal and that the decision was made to go with the Council Staff proposal of \$56 million for redevelopment starting in fiscal year 2013.

Adam stated that the Council Staff proposal consists of money for construction of two office spaces for county agencies, and a public square. According to the committee, the staff proposal delivers faster results and construction is less disruptive to small businesses in the area. It was also reported that the committee feels that the Council Staff proposal provides more "certainty" in terms of immediate impact and results to the community. Adam reiterated Councilmember Navarro's commitment to Wheaton redevelopment and that she supports the PHED committee recommendation proposed by the Council Staff. Adam closed by reporting that the full County Council is set to hear the program on Tuesday March 20th.

Following the summary, Adam fielded several questions. Highlights included:

- Janet asked about the PHED committee's knowledge on commitments made by developer B.F. Saul. Adam responded that the committee is aware of the B.F. Saul's work and that they did not feel that their plans were finite and certain and this is why they moved towards the alternate Council Staff plan.

- William asked about the parking situation in Lot 13 once construction began. Adam responded by stating that the Council Staff alternative disrupts parking for 6 months as oppose to the 3 years in the County Executive's plan. He also stated that the approved plan by the PHED does not prevent the County Executive's plan for a platform from occurring at a later date.
- Marian raised concern about the community not being privy of the Council Staff plan until the very last second. Adam responded that there was a delay in releasing the staff plan due to administrative issues and hold ups. William reiterated Marian's point about informing the community and the lack of input from parties in and around Wheaton.
- Marian requested a summary/written report of the approved PHED committee redevelopment plan. Adam stated that he will seek the report from the Council Staff and forward the document to Ana to distribute to WUDAC.
- Meeting guests raised questions and concerns about the viability of the approved PHED plan to generate economic activity in Wheaton that satisfies the community.
- Ken made an observation that the County Council needs to listen to citizens and gain their input on matters such as redevelopment.

Subcommittee reports

Advocacy: Devala suggested a continued lobbying effort by WUDAC to requests specifics on the Council Staff plan. Devala suggested a data gathering effort.

Discussions moved to drafting a letter requesting that the County Council allow for additional time for WUDAC and community to understand the PHED committee plan and allow for input and suggestion. Motion was made to draft a letter to submit to the County Council immediately before the March 20th hearing.

The motion was seconded and passed unanimously.

Communication: William submitted a written report for the record.

Business Development: Nothing reported due to time.

Redevelopment Report: Peter McGinnity submitted a written report for the record.

Westfield report: Matt provided a quick update on construction of Costco and Dick's Sporting Goods.

Mid-County Director's Report/Marketing Report: None

New Business: None

Meeting Adjourned: 6:49 pm.